



Legislation Details (With Text)

**File #:** Res 1510-2017      **Version:** \*      **Name:** LU 610 - Zoning, WESTCHESTER MEWS, Bronx (C 160326 ZMX)  
**Type:** Resolution      **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 5/24/2017

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving the decision of the City Planning Commission on ULURP No. C 160326 ZMX, a Zoning Map amendment (L.U. No. 610).

**Sponsors:**

**Indexes:**

**Attachments:** 1. April 25, 2017 - Stated Meeting Agenda with Links to Files, 2. Land Use Calendar - Week of May 1, 2017 - May 5, 2017, 3. Hearing Testimony - Zoning 5-2-17, 4. Land Use Calendar - Week of May 15, 2017 - May 19, 2017, 5. REVISED - Land Use Calendar - Week of May 15, 2017 - May 19, 2017, 6. Land Use Calendar - May 18, 2017, 7. City Planning Commission Approval Letter, 8. May 24, 2017 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 5-24-17, 10. Committee Report, 11. Minutes of the Recessed Stated Meeting of May 10, 2017 held on May 24, 2017, 12. Minutes of the Stated Meeting - May 24, 2017, 13. Minutes of the Recessed Stated Meeting of May 24, 2017 held on June 6, 2017

Date	Ver.	Action By	Action	Result
5/18/2017	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
5/24/2017	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1510**

**Resolution approving the decision of the City Planning Commission on ULURP No. C 160326 ZMX, a Zoning Map amendment (L.U. No. 610).**

**By Council Members Greenfield and Richards**

WHEREAS, the City Planning Commission filed with the Council on April 7, 2017 its decision and report dated April 5, 2017 (the "Decision"), on the application submitted by Westchester Mews, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 4d, which in conjunction with the related actions would facilitate the development of a mixed-use development containing approximately 206 affordable dwelling units, commercial, and community facility space in the Unionport section of the Bronx, (ULURP No. C 160326 ZMX), Community District 9, Borough of the Bronx (the "Application");

WHEREAS, the Application is related to applications N 160327(A) ZRX (L.U. No. 611), a zoning text amendment to designate a Mandatory Inclusionary Housing area and to modify the bulk regulations for MIH developments in R6 Districts; and 20175390 HAX (L.U. 627), a tax exemption pursuant to Article XI of the Private Housing Finance Law;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on May 2, 2017;

WHEREAS, the Council has considered the land use and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the revised negative declaration issued on March 6, 2017 (CEQR No. 16DCP080X), which includes (E) designations to avoid the potential for significant adverse impacts related to air quality, noise and hazardous materials (E-406) (the “Revised Negative Declaration”);

**RESOLVED:**

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Revised Negative Declaration.

Pursuant to Section 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in the Decision, incorporated by reference herein, the Council approves the Decision as follows:

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 4b:

1. eliminating from within an existing R5 District a C2-2 District bounded by Westchester Avenue, Olmstead Avenue, a line midway between Westchester Avenue and Newbold Avenue, and a line 450 feet easterly of Pugsley Avenue;
2. changing from an R5 District to an R6 District property bounded by Westchester Avenue, Olmstead Avenue, Newbold Avenue, Pugsley Avenue, a line midway between Westchester Avenue and Newbold Avenue, and a line 450 feet easterly of Pugsley Avenue; and
3. establishing within the proposed R6 District a C2-4 District bounded by Westchester Avenue, Olmstead Avenue, a line midway between Westchester Avenue and Newbold Avenue and a line 450 feet easterly of Pugsley Avenue;

as shown on a diagram attached to the Decision (for illustrative purposes only) dated December 12, 2016 and subject to the conditions of CEQR Declaration E- 406, Community District 9, Borough of the Bronx.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on May 24, 2017, on file in this office.

City Clerk, Clerk of The Council